IN THE UNITED STATES DISTRICT COURT FOR THE SOUTHERN DISTRICT OF TEXAS HOUSTON DIVISION

EMBASSY INVESTMENTS LIMITED,	§	
	§	
Plaintiff,	§	
	§	
V.	§	Civil Action No. 4:09-cv-2479
	§	
HOUSTON CASUALTY COMPANY,	§	
	§	
Defendant.	§	

INDEX OF MATTERS BEING FILED AS REQUIRED UNDER LOCAL RULE 81

1.	All executed process
	A copy of the citation issued by the District Clerk is attached.
2.	Plaintiff's Original Petition and Defendant's Demand for Arbitration and General Denial. Such pleadings constitute all pleading asserting causes of action and all answers to such pleadings.
3.	All orders signed by the state judge
	No orders have been signed by the state judge.
4.	State Court Docket Sheet
5.	This index of matters being filed.
6.	A list of all counsel of record, including addresses, telephone numbers, and parties represented.
	For Plaintiff Embassy Investments Limited:
	Kevin M. Sadler
	State Bar No. 17512450
	Allison Bowers
	State Bar No. 24006170
	BAKER BOTTS L.L.P. 1500 San Jacinto Center
	98 San Jacinto Boulevard
	Austin, Texas 78701
	Telephone: (512) 322-2500
	Facsimile: (512) 322-2501

65310756.1 - 1 -

For Defendant Houston Casualty Company:

Layne E. Kruse State Bar No. 11742550 Richard P. Colquitt State Bar No. 04626565 FULBRIGHT & JAWORSKI L.L.P. 1301 McKinney, Suite 5100

Houston, Texas 77010 Telephone: (713) 651-5151 Facsimile: (713) 651-5246

Respectfully submitted,

/s/ Layne E. Kruse with permission Annie M. Jacob

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Attorney for Houston Casualty Company

65310756.1 - 2 -

CERTIFICATE OF SERVICE

I certify that the foregoing has been served upon counsel of record as shown below by certified mail, return receipt requested, on this 3rd day of August, 2009:

Kevin M. Sadler Allison Bowers Baker Botts L.L.P. 1500 San Jacinto Center 98 San Jacinto Boulevard Austin, Texas 78701

/s/ Layne E. Kruse with permission Annie M. Jacob Layne E. Kruse

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Case 4:09-cv-02479 Document 1-2 Filed in TXSD on 08/03/09 Page 4 of 23

RECEIPT NUMBER2	814	0.00
TRACKING NUMBER	72434849	CIV

CAUSE NUMBER 200947338

PLAINTIFF: EMBASSY INVESTMENTS LIMITED		89th trict Court of
vs. DEFENDANT: HOUSTON CASUALTY COMPANY	Harris Cour	
CITATION CORI	PORATE	
THE STATE OF TEXAS County of Harris		
TO: HOUSTON CASUALTY COMPANY BY SERVING ITS PRESIDENT THOMAS KAISER		
13403 NORTHWEST FREEWAY SUITE 200 HOUSTON TX	770406094	
Attached is a copy ofPLAINTIFF'S ORIGINAL PETITIO	NO	
This instrument was filed on the 27th day of July above cited cause number and court. The instrument attached descri	bes the claim against you.	, 20 <u>09</u> , in the
YOU HAVE BEEN SUED; you may employ an attorney. If y District Clerk who issued this citation by 10:00 a.m. on the Monda served this citation and petition, a default judgment may be taken a	ay next following the expiration of	vritten answer with the f 20 days after you were
TO OFFICER SERVING:		
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Issued at request of: SADLER, KEVIN MARSHALL 98 SAN JAC BLV1500 AUSTIN, TX 78701 Tel: (512) 322-2589 Bar Number: 17512450	LOREN JACKSON, District Harris County, Texas 201 Caroline, Houston, Texas P.O. Box 4651, Houston, Tex Generated by: DENHAM, MONI	s 77002 sas 77210
OFFICER/AUTHORIZEI		
I received this citation on the day of	, 20, ato'c	clockM., endorsed
the date of delivery thereon, and executed it at(str	eet address)	(city)
in County, Texas on the day of		
by delivering to		, by delivering to its
(the defendant corporation named in cit		
(registered agent, president, or vice-president)	e is	· · · · · · · · · · · · · · · · · · ·
a true copy of this citation, with a copy of the		Petition attached,
(descript	tion of petition, e.g., "Plaintiffs Original"	
and with accompanying copies of	documents, if any, delivered with the per	tition)
I certify that the facts stated in this return are true by my signature	• • • • • • • • • • • • • • • • • • • •	
	(signature of officer)	
Printed Nar	ne:	
Affiant Other Than Officer As Deputy	for:(printed name & title of s	heriff or constable)
On this day.	, known to me to be the person	whose signature
On this day, appears on the foregoing return, personally appeared. After being executed by him/her in the exact manner recited on the return.	by me duly sworn, he/she stated t	hat this citation was
SWORN TO AND SUBSCRIBED BEFORE ME, on this	day of	, 20
	Notary Pul	blic

N.INT.CITC.P

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2009-47338

Time:	Harris County, Tex	(as			90
Ву	Deputy		CAUSE NO:	-	72009 July 27 Ph 4: 31
	EMBASSY	INVESTMENTS LIMI	TED	§	IN THE DISTRICT COURT OF
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	v.			Ş	HARRIS COUNTY, TEXAS
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	HOUSTON	CASUALTY COMPAN	17.	Š	JUDICIAL DISTRICT

PLAINTIFF'S ORIGINAL PETITION

Embassy Investments Limited ("Embassy") files this Original Petition against Houston Casualty Company ("HCC").

A. Discovery

Embassy intends to conduct discovery under Level 3 of Rule 190.3 of the Texas 1. Rules of Civil Procedure.

B. Parties

- Embassy is a Jersey company with its principal place of business at 1st Floor, 2. International House, 41 The Parade, St. Helier, Jersey, Channel Islands, JE2 3QQ,
- HCC is a Texas insurance company with its principal place of business in Harris 3. County, Texas and may be served with process by serving its President, Thomas Kaiser at 13403 Northwest Freeway, Suite 200, Houston, Texas 77040-6094 or Michael Jack Schell, any of its vice presidents, its registered agent, or the Secretary of State.

C. Jurisdiction

This suit is for violations of the Texas Insurance Code and the duties of good faith 4. and fair dealing as well as conspiracy and other tortious conduct by a Texas insurance company. The amount in controversy exceeds the minimum jurisdictional limits of the Court. This Court

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has jurisdiction as provided in article V, sections 1 and 8 of the Texas Constitution and sections 24,007 and 24,008 of the Texas Government Code.

D. Venue

5. Venue for this suit is proper in Harris County pursuant to Section 15.002 of the Texas Civil Practice and Remedies Code because Harris County is the county of Houston Casualty Company's principal office in this state.

E. Facts

- Embassy purchased the Hyatt Regency Grand Cayman Resort ("Hotel"), located in the Cayman Islands, in December 2003.
- 7. Embassy obtained insurance on the Hotel in three layers of coverage, a \$10 million primary policy, a second layer providing for an additional \$15 million of coverage above the initial \$10 million policy (the "middle layer"), and a top layer that provided \$25 million of coverage beyond the \$10 and \$15 million layers (the "top layer"). There is also a parallel layer policy providing coverage for \$40 million above the initial \$10 million policy. The policies were effective April 1, 2004.
- 8. Each layer of coverage was provided by a group of insurers rather than one individual company. HCC was one of the insurers providing coverage under the middle layer.
- 9. On September 11-12, 2004, Hurricane Ivan struck the Cayman Islands and caused extensive damage to the Hotel. Following the hurricane. Embassy informed its insurers that it would be making a claim for losses suffered as a result of the storm. The insurers appointed loss adjusters and other related professionals who acted on behalf of all insurers including HCC.
- 10. The estimate, which was based on the work of the insurers' own loss adjustors, to repair the property combined with an estimate for business interruption was well over the \$50 million policy limit.

- 11. The insurers, including HCC, the rest of the middle layer, and the top layer, fully reserved for these losses soon after learning the extent of the damage to the Hotel from their own loss adjustors.
- 12. Several insurers paid their policy limits, HCC, however, acting in concert with some of the other insurers, refused to indemnify Embassy and has not paid any portion of the middle layer of insurance despite the fact that the largest participant of the top layer has already paid Embassy several years ago.
- 13. HCC, acting in concert with some of the other insurers, has repeatedly, wrongfully and without reasonable justification delayed payment of Embassy's claims through a variety of tactics, including asserting baseless claims that it is not bound by the policy, seeking discounts for what it owed based on fictitious terms that were not part of the insurance contract, and trying to stipulate other terms not in the insurance contract.
- 14. After HCC and others failed to pay. Embassy filed litigation in the Cayman Islands in an attempt to recover the amounts it was undisputedly due under the policy. Since the filing of that litigation, HCC, acting in concert with some of the other insurers, has continued to engage in further wrongful and dishonest acts to delay the resolution of the Cayman proceeding, including, for example, refusing to pay Embassy despite there being an agreement between Embassy and the insurers (including HCC) on a settlement amount in respect to what is owed under the policy.
- 15. In its good faith efforts to resolve these issues, Embassy entered into a Standstill Agreement, in July 2006, with HCC and these other insurers. The purpose of the Standstill Agreement was to give the parties time to resolve the Cayman proceedings while tolling the

statute of limitations for Embassy's bad faith claims. HCC, acting in concert with these other insurers, has wrongfully frustrated the purpose of the Standstill Agreement.

- 16. For example, after the Standstill Agreement was executed, Embassy, HCC and its co-insurers agreed on a sum of money that HCC and its co-insurers should pay to Embassy to settle Embassy's Cayman claims. However, HCC's co-insurers, acting in concert with and/or at the behest of HCC, refused to pay the agreed figure until and unless Embassy gives up and/or prejudices its rights to pursue its Texas claims against HCC.
- 17. Because of HCC's inequitable conduct and given the fact that a settlement figure has subsequently been agreed in respect of the Cayman proceedings. Embassy asks this Court to declare that HCC may not use the Standstill Agreement as a bar to this lawsuit.
- 18. Because of HCC's actions, in concert with these other insurers, the Hotel has not been returned to a fully operational condition and the damages Embassy suffers, beyond those covered by the insurance policies, continue to increase on a daily basis. Embassy has already suffered substantial damages beyond the insurance limits, consisting of additional business interruption, additional property damage, and other damages. Embassy seeks recovery of those damages here, as well as additional damages under the Texas Insurance Code for HCC's conduct in handling Embassy's claim.
- 19. Throughout the multi-year litigation proceedings and settlement negotiations with these other insurers. HCC engaged in conduct that has prevented payment to Embassy of the insurance proceeds that it was due. This conduct was directed, sanctioned, and/or condoned by HCC in Houston and/or Texas, which is where responsibility for much of the ultimate decision-making affecting the delay of payment lies.

F. Causes of Action

Violation of the Texas Insurance Code

- 20. Embassy incorporates by reference paragraphs 1-19 above as though fully set forth herein.
- HCC has violated the Texas Insurance Code by misrepresenting its insurance 21. coverage to Embassy: failing to attempt to effectuate a prompt, fair, and equitable settlement of a claim where liability has become reasonably clear; failing to attempt in good faith to effectuate a prompt, fair, and equitable settlement under one portion of a policy of a claim with respect to which HCC's liability has become reasonably clear in order to influence Embassy to settle additional claims; and failing to attempt in good faith, to effectuate a prompt, fair and equitable settlement of any portion of the insurance policy. Further, HCC has failed to promptly provide a reasonable explanation for its denial of the claims; has failed to conduct a reasonable investigation of Embassy's claim; has represented that goods or services have sponsorship, approval, characteristics, ingredients uses or benefits they do not have; has represented that goods or services are of a particular standard, quality or grade that they are not; has represented that the policy confers or involves rights, remedies or obligations which it does not: and has failed to disclose information concerning goods or services. HCC has engaged in acts or practices declared to be unfair methods of competition or unfair or deceptive practices in the business of insurance, and has acted in an unconscionable manner with respect to its insured.
- 22. As a result, Embassy has suffered damages in excess of the minimum jurisdictional limits of this Court. Embassy is therefore entitled to recover those damages, beyond the coverage of the insurance policy, suffered as a result of HCC's conduct.
- 23. Because HCC's actions were committed knowingly. Embassy is also entitled to additional damages of not more than three times the amount of actual damages.

24. Embassy is further entitled to Court costs, interest and attorneys' fees, as provided for in the Texas Insurance Code.

Breach of the duty of good faith and fair dealing

- 25. Embassy incorporates by reference paragraphs 1-24 above as though fully set forth herein.
- 26. HCC's actions in failing to settle or pay when liability under its policy has become reasonably clear, as well as its dilatory tactics, violate its common law duty of good faith and fair dealing.
- 27. As a result, Embassy has suffered damages in excess of the minimum jurisdictional limits of this Court. Embassy is therefore entitled to recover those damages, beyond the amounts of coverage under the insurance policy, suffered as a result of HCC's conduct.
 - 28. Embassy is also entitled to exemplary damages.

Conspiracy

- 29. Embassy incorporates by reference paragraphs 1-28 above as though fully set forth herein.
- 30. HCC and some of the other insurers have engaged in a conspiracy to wrongfully withhold insurance proceeds due to Embassy. There has been a meeting of the minds between HCC and some of the other insurers to wrongfully withhold the insurance policies due to Embassy. This conspiracy has engaged in multiple wrongful acts as described in part above. Embassy has suffered damages as a result of this conspiracy.
- 31. HCC and these other insurers have repeatedly, wrongfully and without reasonable justification delayed payment of Embassy's claims through a variety of wrongful tactics, some of which are described above, and have refused to pay any portion of the insurance coverage.

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- 32. After Embassy filed the Cayman litigation, the co-conspirators have continued to engage in dilatory factics to avoid paying the agreed amounts owed under the policy.
- 33. Because of the actions of this conspiracy, the Hotel has not been returned to a fully operational condition and the damages Embassy suffers, beyond those covered by the insurance policies, continue to increase on a daily basis. As a result, Embassy has suffered substantial damages in the tens of millions beyond the insurance limits, consisting of additional business interruption, additional property damage, and other damages.
- 34. Embassy is therefore entitled to recover those damages, beyond the amounts of coverage under the insurance policy, suffered as a result of the conduct of the co-conspirators.
 - Embassy is also entitled to exemplary and punitive damages.

Declaratory Judgment Action

36. Pursuant to Chapter 37 of the Texas Civil Practice and Remedies Code, Embassy seeks a declaration that, because of HCC's inequitable conduct and given the fact that a settlement figure has subsequently been agreed in respect of the Cayman proceedings. HCC is prohibited from asserting the Standstill Agreement as a bar to this lawsuit.

CONCLUSION AND PRAYER

Embassy respectfully prays that the Court award it the following: (1) actual damages; (2) additional damages pursuant to the Texas Insurance Code; (3) exemplary damages; (4) pre-judgment interest; (5) post-judgment interest; (6) attorneys' fees and costs; (7) punitive damages; (8) a declaration that HCC is prohibited from asserting the Standstill Agreement as a bar to this lawsuit; and (9) such other and further relief, both general and special, legal and equitable, to which it may show itself justly entitled.

Respectfully Submitted.

BAKER BOTTS LLLP.

Kevin M. Sadler

State Bar No. 17512450

Allison Bowers

State Bar. No. 24006170 1500 San Jacinto Center 98 San Jacinto Boulevard Austin, Texas 78701-4039

Tel: 512.322.2500 Fax: 512.322.2501

ATTORNEYS FOR EMBASSY INVESTMENTS LIMITED



Certified Document Number: 42876715 (Total Pages 8)

LOREN JACKSON, DISTRICT CLERK HARRIS COUNTY, TEXAS

In accordance with Texas Government Code 406.013 electronically transmitted authenticated documents are valid. If there is a question regarding the validity of this document and or seal please e-mail support@hcdistrictclerk.com

	No. 2009-47338	SON FRA TEXAS
EMBASSY INVESTMENTS LIMITED	D, §	IN THE DISTRICT COURT OF
Plaintiff,	§ § 8	
v.	§	HARRIS COUNTY, TEXAS
HOUSTON CASUALTY COMPANY	, § , § &	C
Defendant.	§	189TH JUDICIAL DISTRICT

DEFENDANT'S DEMAND FOR ARBITRATION AND GENERAL DENIAL

Defendant Houston Casualty Company ("HCC") files this demand for arbitration, and subject thereto and without waiver of any defenses, its general denial. For the same, HCC will show as follows:

DEMAND FOR ARBITRATION

- 1. Embassy Investments Limited ("Embassy") filed insurance claims for damage to the Hyatt Regency Grand Cayman Resort by Hurricane Ivan. The hotel is owned by Embassy. HCC is an excess insurance carrier for the Cayman Islands property. Embassy has sued all of its excess insurers, including HCC, in the Cayman Islands. Embassy filed actions in 2005 and 2006 in the Grand Court of the Cayman Islands. This litigation is currently pending. Both Embassy and HCC are parties to the Cayman Islands actions.
- 2. On July 28, 2006, following an application by the excess insurance carriers for an anti-suit injunction in the Cayman proceedings, the parties, including Embassy and HCC, entered into a Standstill Agreement ("Agreement"). Embassy, in particular, agreed "not to file any new suits in any jurisdiction arising out of or relating to the Embassy claims..."

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¹ HCC also files this pleading subject to and without waiver of the fact that this dispute should not be decided in an American court. However, if this dispute remains in the United States, it should be decided in federal court.

- 3. In addition, disputes "arising out of or in connection with" the Agreement are to be resolved by an international arbitration proceeding. The Agreement is governed by and construed in accordance with English law and the designated seat of the arbitration is London, England.
- 4. Because the parties are required to arbitrate, defendant demands this case be abated or stayed.

NOTICE OF FOREIGN LAW

5. The law applicable to this dispute is English and Cayman law.

GENERAL DENIAL

6. Subject to and without waiver of the foregoing or any other defenses, defendant HCC asserts a General Denial as authorized by Rule 92 of the Texas Rules of Civil Procedure, denying generally every allegation contained in Plaintiff's Original Petition.

Respectfully submitted,

FULBRIGHT & JAWORSKI L.L.P.

By: LAYNEE.

Layne E. Kruse

State Bar No. 11742550

Richard P. Colquitt

State Bar No. 04626565

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Telecopier:

(713) 651-5246

ATTORNEYS FOR HOUSTON CASUALTY COMPANY

CERTIFICATE OF SERVICE

I certify that the foregoing has been served upon counsel of record as shown below on this 3rd day of August, 2009:

Kevin M. Sadler Allison Bowers Baker Botts L.L.P. 1500 San Jacinto Center 98 San Jacinto Boulevard Austin, Texas 78701

> LAYNE E. KRUSE by permission Unne Layne E. Kruse M-Jacob

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Harris County Docket Sheet

2009-47338

COURT: 189th

FILED DATE: 7/27/2009

CASE TYPE: INSURANCE POLICY



EMBASSY INVESTMENTS LIMITED

Attorney: BOWERS, ALLISON LYNN

VS.

HOUSTON CASUALTY COMPANY

Docket Sho	eet Entries
Date Comment	



STATE OF TEXAS COUNTY OF HARRIS

I, Loren Jackson, District Stark of Harris County, Texas, certify that this is a true and wroted copy of the original record filed and or recorded in my office, electronically in hero copy, as it appears on this date.

Witness my official hand and seed of position of the date.

LOREN JACKSON, DISTRICT SLERK HARRIS COUNTY TEXAS



HARRIS COUNTY, TEXAS Online Public Records

Civil District Courts & Family District Courts

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Tax Search

Chronological Case History

Style	EMBASSY INVESTMENTS LIMITED VS. HOUSTON CASUALTY COMPANY							
Case Number	200947338	Case Type	INSURANCE POLICY					
File Court	189	Case status	ACTIVE Jury Fee Paid N/A File Date 07/27/2009					
Current Court	189	Next Setting	N/A File Location FAMILY INTAKE					
Judgment For	N/A	N/A						
Judgment Date	N/A	Image Number	Volume Page Pgs					

Date	Event Type	Description				
N/A	SERVICE	PERSON SERVED: HOUSTON CASUALTY COMPANY BY SERVING SERVICE TYPE: CITATION CORPORATE INSTRUMENT: ORIGINAL PETITION				
07/27/2009	DOCUMENT	ORIGINAL PETITION ATTORNEY: BOWERS, ALLISON LYNN				

Main Menu

Case Summary

Subscriber Access Coordinator



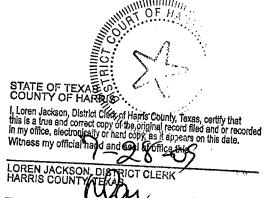
HARRIS COUNTY DISTRICT CLERK TRANSACTION DETAIL

200947338-7 - EMBASSY INVESTMENTS LIMITED VS. HOUSTON CASUALTY COMPANY

Date	Register #	Receipt #	Court Cost	Amount Paid	Amount Due	Action Type	Due Type
7/27/2009	22	2814	\$228.00	\$228.00	\$0.00	INSURANCE POLICY - HURRICANE	Paid

Assessed Fees

Fee Code	Description	Quantity	Unit Price	Assessed	Collected	Due
100	FILING NEW CASE		\$50.00	\$50.00	\$50.00	\$0.00
121	CITATION WITH 1 COPY	The process of the contract of	\$8.00	\$16.00	\$16.00	\$0.00
195	SECURITY SERVICE FEE	e idangan site ingkong indikang andara A	\$5.00	\$5.00	\$5.00	\$0.00
198	DIST CLK RECORDS MGMT & PRES FEE	E COMPANIE CONTRACTOR AND THE CONTRACTOR OF	\$5.00	\$5.00	\$5.00	\$0.00
199	RECORD PRESERVATION FEE	and a diversion in the common and a high state of the common and a second and common and distance.	\$5.00	\$5.00	\$5.00	\$0.00
450	JUDICIAL FILING FEE - CIVIL	and a removed and the second defendable for the first of the second seco	\$50.00	\$50.00	\$50.00	\$0.00
452	LEGAL SRVCS FEE-CIVIL/DIST	Control of the second s	\$10.00	\$10.00	\$10.00	\$0.00
453	SUPPORT OF JUDICIARY FEE	a makan periodian melanggi apak terjang mening selah kembanasa selah dipentensi Selah selah sela	\$42.00	\$42.00	\$42.00	\$0.00
475	LAW LIBRARY	The state of the s	\$15.00	\$15.00	\$15.00	\$0.00
525	STENO FEE	f	1 \$15.00	\$15.00	\$15.00	\$0.00
601	DISPUTE RESOLUTION FEE		1 \$10.00	\$10.00	\$10.00	\$0.00
775	APPELLANT JUDICIAL FUND		\$5.00	\$5.00	\$5.00	\$0.00





HARRIS COUNTY DISTRICT CLERK TRANSACTION DETAIL

Payments

Cust ID	Custome	er	Туре	Date	rans ID	Reg #	Rec#	Amt Applied	Payment Amt	
LF180568	BAKER B	OTTS LLP	Cash	7/27/2009	8465967	22	2814	\$2.00	\$2.00	
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	100	FILING NEV	V CASE		7/28/2009	9	\$50.00			
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į	195	SECURITY S	SERVICE FEE	THE T W. P. P. P. P. L. L. L. P. L. P.	7/28/2009	9	\$5.00			
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	450	JUDICIAL FILING FEE - CIVIL	JUDICIAL FILING	JUDICIAL FILING FEE - CIVIL	*****	7/28/2009	9	\$50.00		
	452	LEGAL SRV	CS FEE-CIVIL/DIST		7/28/2009	9	\$10.00			
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Cust ID	Customer	lipe	Date		reg #	Rec#	Ailic Applica	r dyment Ame
LF180568	BAKER BOTTS LLP	Check	7/27/2009	8465967	22	2814	\$226.00	\$226.00
-2-1								
Ē	ee Code Description	CHARLES AND AND		Date	Amount			

\$5.00

Fee Code	Description	Date Amo	unt
100	FILING NEW CASE	7/28/2009	\$50.00
121	CITATION WITH 1 COPY	7/28/2009	\$16.00
195	SECURITY SERVICE FEE	7/28/2009	\$5.00
198	DIST CLK RECORDS MGMT & PRES FEE	7/28/2009	\$5.00
199	RECORD PRESERVATION FEE	7/28/2009	\$5.00
450	JUDICIAL FILING FEE - CIVIL	7/28/2009	\$50.00
452	LEGAL SRVCS FEE-CIVIL/DIST	7/28/2009	\$10.00
453	SUPPORT OF JUDICIARY FEE	7/28/2009	\$42.00
475	LAW LIBRARY	7/28/2009	\$15.00
525	STENO FEE	7/28/2009	\$15.00
601	DISPUTE RESOLUTION FEE	7/28/2009	\$10.00
775	APPELLANT JUDICIAL FUND	7/28/2009	\$5.00

